



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JUNE 20, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-20474 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC -  
OWNER: PN II, INC.**

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**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to H (High Density Residential) on 15.54 acres located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. The proposed change of designation is consistent with the proposed uses on this site; however, it is not compatible with the surrounding area. Staff recommends denial of this amendment.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
07/20/05	The City Council approved an Annexation (ANX-5163) of approximately 60 acres generally located south of Centennial Parkway, east of Puli Drive. The Planning Commission and staff recommended approval. The effective date was 07/29/05.
08/11/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Variance (VAR-7539) to allow a reduction in the amount of required open space in conjunction with a proposed single-family residential development on the subject site. Staff had recommended denial of the Variance.
09/07/05	The City Council approved a Rezoning (ZON-7536) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] to R-PD8 (Residential Planned Development – 8 Units Per Acre) and a Site Development Plan Review (SDR-7537) for a proposed 120-lot single-family residential development on 15 acres encompassing the subject site. The Planning Commission recommended approval. Staff recommended denial of both requests.
06/07/06	The City Council approved a Rezoning (ZON-12345) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units Per Acre) to PD (Planned Development) and a Site Development Plan Review (SDR-12342) for a proposed 118-lot single family residential development on the subject site. The Planning Commission and staff recommended approval of both requests.
06/22/06	The Planning Commission approved a Tentative Map (TMP-13538) for a proposed 118-lot single-family residential subdivision. Staff recommended approval.

12/20/06	The City Council approved a Vacation (VAC-17077) to vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road. The proposal was to vacate 33-foot wide patent easements along perimeter property lines. The Planning Commission and staff recommended approval.
02/09/07	Staff administratively approved a Final Map Technical Review (FMP-19136) for a proposed 118-lot single-family residential subdivision. This map has not been submitted for Mylar review or recorded as of 04/12/07.
05/24/07	<a href="#">The Planning Commission recommended approval of companion items ZON-20479, VAR-20472 and SDR-20480 concurrently with this application.</a>  <a href="#">The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #26/rts).</a>
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no active or pending building permits or business licenses for this site.	
<b><i>Pre-Application Meeting</i></b>	
03/13/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.
<b><i>Neighborhood Meeting</i></b>	
03/26/07	A neighborhood meeting was held at Mountain Crest Community Center, 4701 North Durango Drive. Two members of the public attended. Comments included concerns with traffic, whether Centennial Parkway would go through or over the freeway, requests that the views to the northwest not be obscured, and lighting issues. The applicant responded the on-site light stands would be no higher than ten feet. Citizens were not opposed.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	15.54

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development) [Proposed: H (High Density Residential)]	PD (Planned Development) [Proposed: R-4 (High Density Residential)]

North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation]
South	Undeveloped	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
		PF-CC (Public Facilities – Clark County Designation)	Clark County
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
PD (Planned Development) District	X		N*
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

\* The PD (Planned Development) district is proposed to be changed by a companion Rezoning (ZON-20479).

## **ANALYSIS**

The request is for a General Plan Amendment from PCD (Planned Community Development) to H (High Density Residential). The proposed designation allows development such as multi-family plexes, townhouses, high density apartments, and high-rise residential. This category allows 25 or more units per acre. The project proposes to site a multi-family residential development consisting of three-story buildings.

The amendment was submitted in conjunction with a proposed Rezoning (ZON-20479) to R-4 (High Density Residential); Variance (VAR-20472) to allow the building heights up to three-stories where two-stories is the maximum allowed; and a Site Development Plan Review (SDR-20480) to site the proposed 414-unit multi-family residential development.

Due to the incompatibility of this designation and the accompanying applications with the surrounding present and future land use designations, staff is recommending denial of this General Plan Amendment.

## **FINDINGS**

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

### **In regard to “1”:**

The density and intensity proposed by this amendment is not compatible with the existing and adjacent land use designations.

**In regard to “2”:**

The proposed R-4 (High Density Residential) zoning district is the zone appropriate to an H (High Density Residential) classification. This zoning district permits densities that are not compatible or supportive of existing adjacent land uses or zoning districts.

**In regard to “3”:**

The proposal is in an area where existing and future infrastructure is available. Centennial Parkway, designated as a 100-foot wide primary arterial on the Master Plan of Streets and Highways, provides access to the site.

**In regard to “4”:**

The proposal does not conform to applicable zoning development standards for the proposed zoning.

**PLANNING COMMISSION ACTION**

There was one speaker.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 39 by Planning Department

**APPROVALS** 0

**PROTESTS** 0